

This instrument was prepared by
(Name) William H. Halbrooks
(Address) 1 Independence Plaza, Suite 704

Send Tax Notice To: Ronald H . Trimm
name
2055 Wildflower Drive
address
Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Six Thousand and no/100-----Dollars
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John Ortiz Smykla and wife, Evelyn Ortiz Smykla
(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald H. Trimm and Ming Du
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 109, according to the Survey of Fourth Addition Riverchase West,
as recorded in Map Book 7, Page 156, in the Probate Office of Shelby
County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$185,400.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention
of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees
herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not
survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and
administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30th
day of September, 19~~9~~^x 2002

_____(Seal)
_____(Seal)
_____(Seal)

John Ortiz Smykla (Seal)
Evelyn Ortiz Smykla (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
John Ortiz Smykla and wife, Evelyn Ortiz Smykla
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 30th day of September A.D., 19~~9~~^x 2002
Notary Public